

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT****Division of Housing Policy Development**

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August 1, 2008

Mr. Gary Gallegos, Executive Director  
San Diego Association of Governments (SANDAG)  
401 B Street, Suite 800  
San Diego, California 92101

Dear Mr. Gallegos:

**Re: Regional Housing Needs Assessment**

This letter is in response to your July 7, 2008 letter requesting a one-year extension of the due date for San Diego Association of Governments' (SANDAG) fifth revision of the Regional Housing Needs Assessment (RHNA). This request would also extend the due date for SANDAG jurisdictions to update their housing elements. As you know, Government Code Section 65584.02 authorizes a council of governments to request, and the Department to authorize, a RHNA extension in order to coordinate the RHNA process with the Regional Transportation Plan (RTP) update process.

We have reviewed SANDAG's Proposed RHNA Extension Timeline indicating SANDAG will begin the process for updating the Regional Growth Forecast in January 2009 for use on its RTP update which must be adopted by the summer of 2011. In accordance with this timeline, the Department approves a one-year extension for SANDAG to adopt a RHNA plan by June 30, 2010. As a result, June 30, 2011 is the due date (fifth statutory revision date pursuant to Government Code 65588) for SANDAG jurisdictions to update their housing elements for the period beginning July 1, 2011 and ending June 30, 2016.

Pursuant to Section 65584.02(a)(2), SANDAG and Department staff must consult before the Department determines the region's housing need. SANDAG should plan to provide the Department, before May 2009, data and assumptions pertaining to factors contributing to housing need beyond household growth such as vacancy and replacement allowances, and comparisons between SANDAG and DOF population and household assumptions and projections.

As you may be aware, the purpose of providing an extension in determining regional housing need is to facilitate better coordination between housing and transportation planning. Therefore, the Department urges SANDAG to take every opportunity to work closely with local government members to undertake required steps as early as possible, meet critical procedural timelines, and develop relevant RHNA and RTP forecast and projection processes. Department staff are available to meet and assist with this effort.

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The Department looks forward to continuing its partnership with SANDAG on the regional housing need process. If you, or your staff, have any questions, please feel free to contact Linda Wheaton, Assistant Deputy Director, or Glen Campora, Senior Policy Advisor, at (916) 445-4728.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell  
Deputy Director

Enclosure

cc: Susan Baldwin, Senior Planner

## **SANDAG PROPOSED RHNA EXTENSION TIMELINE**

- Begin the Regional Growth Forecast process to determine regional population, housing, and employment numbers
- Begin consultation with HCD on existing and projected regional housing need number(s) for the San Diego region;
- Begin collection of land use inputs and other data from local jurisdictions for the RHNA and Regional Growth Forecast allocation; and
- Begin development of the RHNA allocation methodology (for jurisdiction and income purposes).

### ***April 2009***

- Finalize the regional population, housing, and employment numbers for the Regional Growth Forecast; and
- Finalize the regional housing need for the RHNA process.

### ***October 2009***

- Complete the collection of land use inputs and other data from local jurisdictions for the RHNA and Regional Growth Forecast allocation to local jurisdictions.

### ***November 2009 - March 2010***

- SANDAG staff works with local jurisdictions, working groups, and committees on the Regional Growth Forecast and RHNA allocations.

### ***April 2010***

- SANDAG Board approves the Regional Growth Forecast with local allocations completed for use in RTP transportation modeling.

### ***June 2010***

- SANDAG Board approves the RHNA.

### ***June 2010 – 2011***

- Local jurisdictions prepare housing elements.

### ***February 2011***

- Draft RTP released for public review.

### ***June 2011***

- Local housing elements due.

### ***July 2011***

- Final RTP adopted by SANDAG Board of Directors.